

# Ist Call

SALES AND LETTINGS



**Shaftesbury Avenue, Southend-On-Sea, SS1 3AW**

**Guide Price £350,000**

**\*\* GUIDE PRICE £350,000 - £400,000 \*\*** A rare opportunity to purchase this semi detached freehold property arranged as two self contained flats which also benefit from a pair of garages to the rear. The ground floor is currently arranged as a one bedroom with two reception rooms but could be easily re-configured to provide two bedrooms whilst the first floor is currently laid out as a spacious one bedroom flat. Offered with no onward chain the property requires complete refurbishment but is situated in a great location just yards from the seafront and Southchurch Park and, in our opinion, offers excellent potential and viewing is recommended.

## Accommodation Comprising



uPVC double glazed front door leading to entrance lobby with front doors leading to ground floor and first floor accommodation...

## GROUND FLOOR FLAT

### Entrance Hall

Radiator, understairs storage cupboard, doors off to...

### Lounge 13'1 x 9'3 (3.99m x 2.82m)



Double glazed window to rear, radiator, picture rail, coved ceiling with ceiling rose, door to...

### Bedroom 15' into bay x 11'8 (4.57m into bay x 3.56m)



Double glazed bay window to front, radiator, picture rail, coved ceiling with ceiling rose...

### Dining Room 14'9 x 8'11 max overall (4.50m x 2.72m max overall)



Double glazed window to side, radiator, picture rail, door to...

### Kitchen 8'11 x 8'4 (2.72m x 2.54m)



Fitted base units with roll edged working surfaces over, inset single drainer sink unit, gas cooker point, space and plumbing for washing machine, matching wall mounted units, wall mounted gas central heating & hot water boiler, door to...

### Wet Room 9'9 x 8' (2.97m x 2.44m)



Large walk in shower, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed windows to side and rear...

### FIRST FLOOR FLAT

#### Entrance Hall

Staircase leading to first floor landing, built in storage cupboard, radiator, loft access, doors off to...

#### Lounge 15'11 x 12'6 (4.85m x 3.81m)



Large double glazed window to front, radiator, feature tiled fireplace, picture rail...

#### Bedroom 13' x 9'5 (3.96m x 2.87m)



Double glazed window to rear, radiator, picture rail...

### Bathroom



Suite comprising panelled bath, pedestal wash hand basin, radiator, tiled splashbacks, obscure glazed window to side...

#### Separate W.C.

Low level W.C., obscure glazed window to side...

#### Kitchen 8'11 x 8'4 (2.72m x 2.54m)



Fitted base units with roll edged working surfaces over, inset single drainer sink unit, electric cooker point, space and plumbing for washing machine, matching wall mounted units, wall mounted gas central heating & hot water boiler, double glazed window to rear...

### Externally



## Front Garden

Block paved providing off street parking for two vehicles...

## Rear Garden

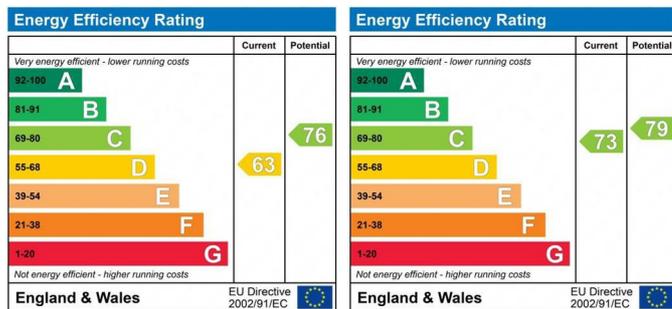


South facing rear garden comprising paved patio area, remainder mostly laid to lawn...

## GARAGES



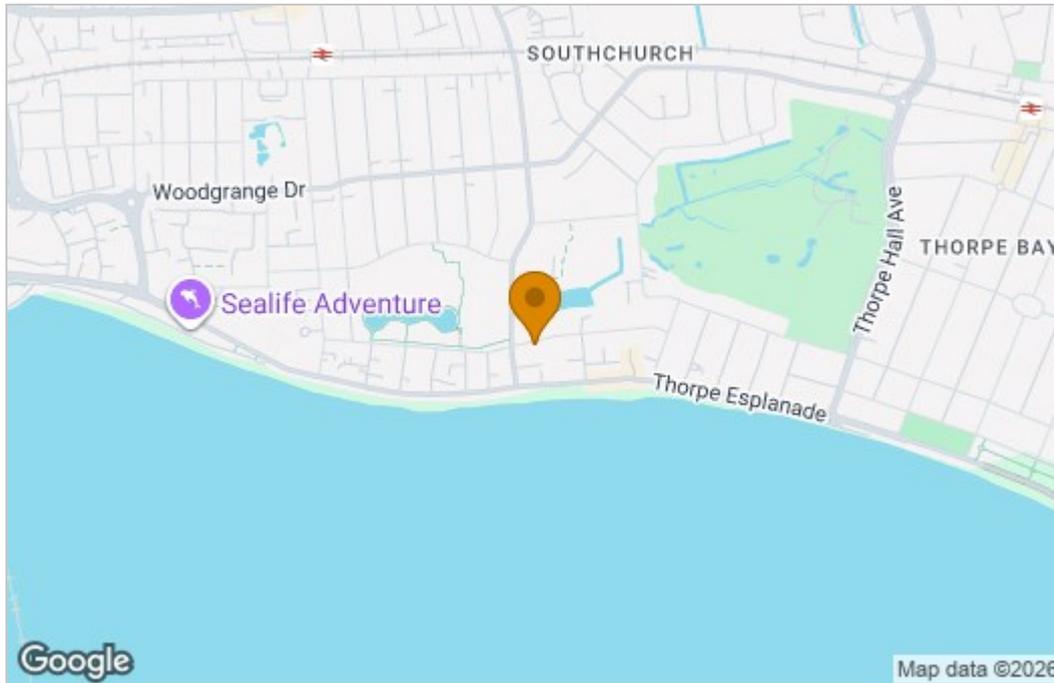
Two garages with up & over doors to foot of garden and accessed via the side of the Camelia Hotel on the seafront...



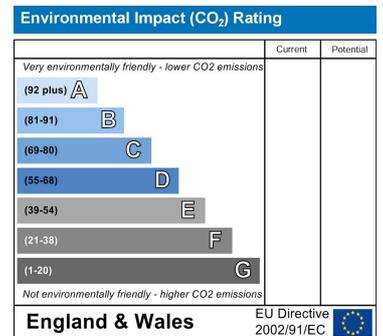
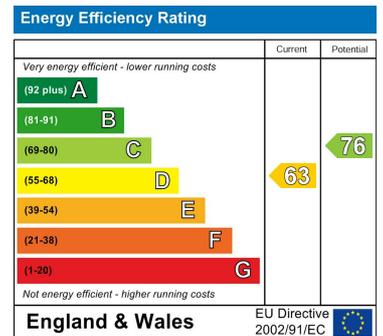
# Floor Plan



# Area Map



# Energy Efficiency Graph



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